



**Summary Document**  
**OP135 – Persley Den, Woodside, Aberdeen**

Masterplan  
October 2013

Prepared by Halliday Fraser Munro on behalf of  
GSS Developments (Aberdeen) Ltd, Aberdeen Lads Club and  
Aberdeen City Council

# Preface

This summary document has been produced to provide a synopsis of the OP 135 Persley Den, Woodside Masterplan. It discusses key guidance and principles.

The Masterplan document has been prepared in the context of guidance prepared by Aberdeen City Council on the Masterplanning Process. It is anticipated that the document will be adopted by Aberdeen City Council as Interim Planning Advice until ratification by the Scottish Ministers. Following this, the Masterplan document will become Supplementary Guidance. As Supplementary Guidance, it will be used to inform any subsequent planning applications for development on the site.

The OP 135 site is within the Aberdeen City Council local authority boundary, within the Dyce, Bucksburn / Danestone Ward. The site is part of the historic Woodside area and was previously densely developed as cotton mills. At present the site comprises sports pitches in poor condition, adjacent to the River Don and the Hutcheon Low housing development.

The site's location and setting provides great potential for environmental enhancements to create an attractive development. The site's riverside setting and previous usage creates parallels with other former riverside mill sites which have now been successfully redeveloped to create new communities along the lower reaches of the River Don. The overarching vision the Masterplan is:

**To create a new Donside village continuing and reinterpreting the established pattern of small settlements along Aberdeen's lower River Don valley.'**

The Masterplan document comprises thirteen sections:

1. The Masterplanning Process
2. Public Consultation
3. Context
4. Analysis
5. Design Principles and Concept
6. The Masterplan
7. Character Areas
8. Flooding and Drainage
9. Services and Utilities
10. Sustainability
11. Phasing and Delivery
12. Infrastructure and Developer Contributions

The following report provides a brief description of the key principles and guidance contained within each of these sections.



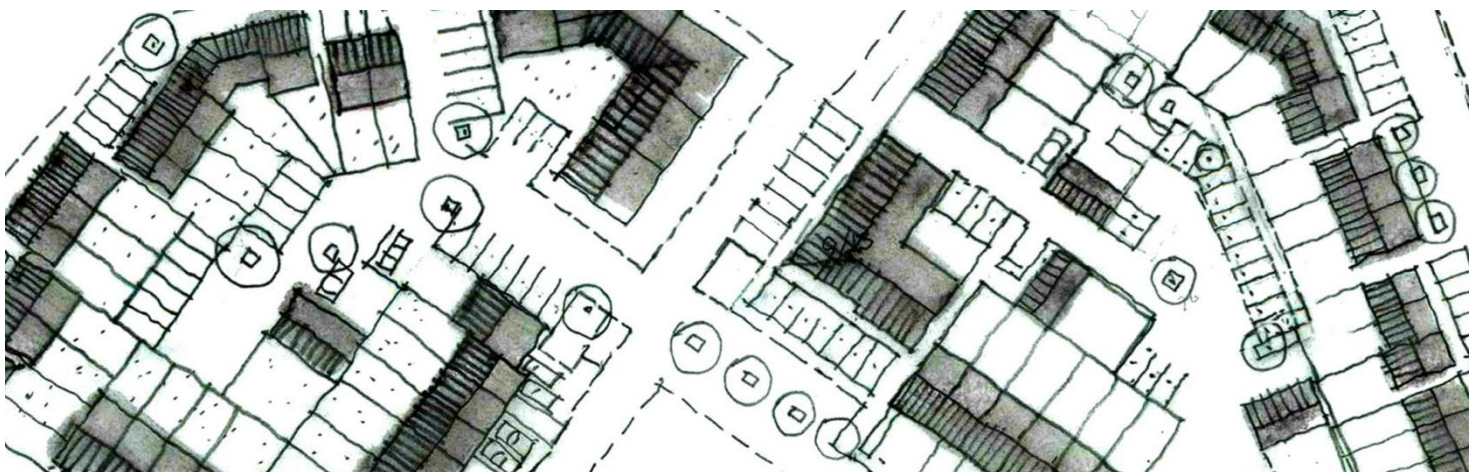
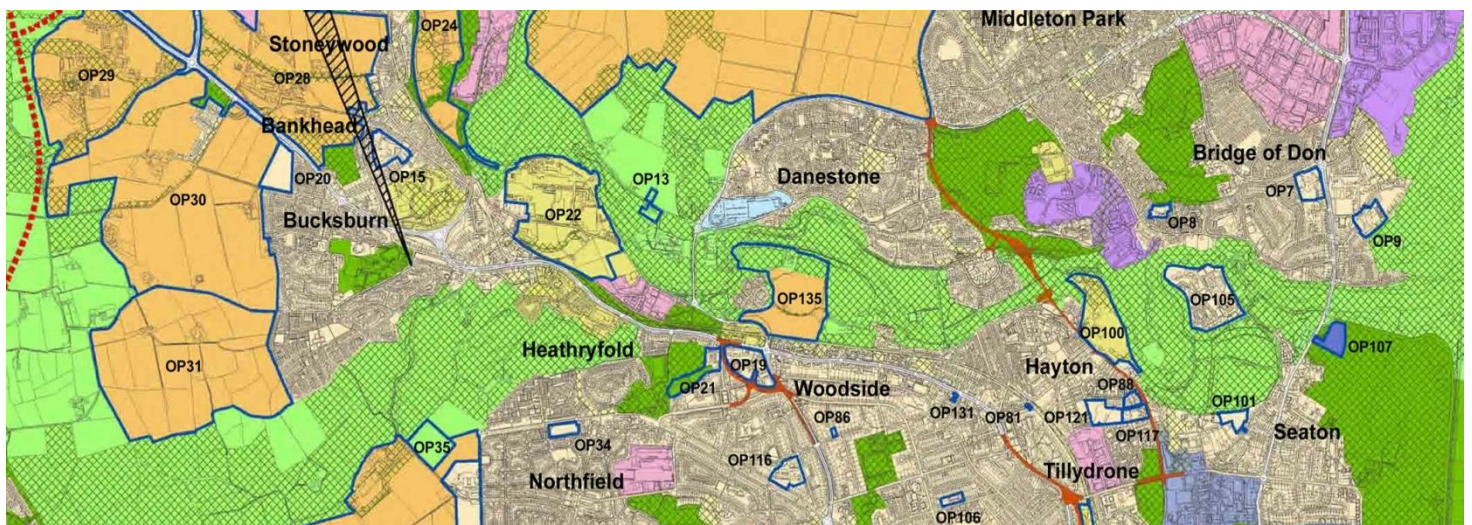


# The Masterplanning Process

The OP 135 Woodside (Persley Den) Masterplan is produced in accordance with Aberdeen City Council's Masterplanning process. This has been formalised since the adoption of the Aberdeen Local Development Plan in 2012. The allocation states that the:

'Site capable of accommodating up to 300 homes, 50% to be affordable as per masterplan for Woodside Sports Park and Village. Parts of the site may have a risk of flooding and development may have to be avoided in those areas. A Flood Risk Assessment will be required to support any development proposals for the site.'

The scale of development proposed at Persley Den requires it to be Masterplanned in accordance with Aberdeen City Council guidance on the 'The Aberdeen Masterplanning Process'.





# Public Consultation

Within the context of the Local Development Plan consultation and preparation process, a programme of community engagement on the Masterplan commenced in June 2013. The 'engagement strategy' has comprised the following:

- Programme meetings with Aberdeen City Council Masterplanning and Development Management teams;
- Invite to briefing session for Hilton / Woodside / Stockethill and Dyce/ Bucksburn/ Danestone Councillors;
- Public exhibition in Woodside Sports Complex 27 June 2013;
- Workshops with Aberdeen City Council and Statutory Consultees on 22 July and 5 August 2013;
- Public exhibition in Britannia Hotel 29 August 2013.

A website, [www.persleyden.co.uk](http://www.persleyden.co.uk) was also set up to assist with public consultation. There was good level of community participation in relation to the engagement strategy, mainly from local residents.

The public consultation, in addition to the discussions with Aberdeen City Council and statutory consultees has resulted in a Masterplan concept which has been tested and refined in order to address valid concerns. Some aspects will be revisited at the detailed planning application stage. The programme of public engagement on the Persley Den development has been effective in bringing the development proposals to the attention of local residents and raising awareness.



**context**

**Donside villages**  
The Rubenstein, Woodside, Woodside and Donside areas of Aberdeen are well known historically for their role in the early days of the Great Den. These areas originally began as small settlements which grew into villages. The village of Woodside was the first to be established in the area, followed by the other villages.

**historic context**  
Persley Den is the 19th century suburb of Aberdeen that was built on the site of the former Great Den. The site was developed as a residential area in the 1830s and is now a mix of residential and commercial buildings. The site is located in the heart of the city and is surrounded by the city's historic architecture.

**character**  
Persley Den is a mix of residential and commercial buildings. The site is located in the heart of the city and is surrounded by the city's historic architecture. The site is a mix of residential and commercial buildings.

**other influences**  
Persley Den is located in an area which is a mix of residential and commercial buildings. The site is located in the heart of the city and is surrounded by the city's historic architecture. The site is a mix of residential and commercial buildings.

**persley den** GSS Development ABERDEEN CITY COUNCIL

**welcome**

- 1. why are we here today?**
  - To consult with the Community as part of the Planning Process in order to:
  - A Masterplan for housing and leisure development of Persley Den, Woodside.
  - An application for Planning Permission for Persley Den as a housing and leisure development of Persley Den.
- 2. what do we need to do?**
  - The planning process within the proposed development to be progressed through the Masterplan and Planning Permission Process.
  - We welcome any comments you have on the proposals.
  - Please note that the proposals for the development of the site have already been established through its allocation in the Local Development Plan.
- 3. what happens next?**
  - The process of how to go from feedback from interested parties.
  - Feedback gathered today will help inform the next stage of development proposals.
  - There will be a further public exhibition to update you on the project.
- 4. finalise concept and development proposals taking account of comments received**
  - Comments from the exhibition will be collated and reviewed.
  - The development proposals will be revised in light of comments received.
- 5. submit Masterplan and Planning Application**
  - Finalise proposals.
  - The Masterplan will be submitted to Aberdeen City Council.
  - A planning application will be submitted to Aberdeen City Council.

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# Context

The Masterplan has been prepared in accordance with the following policy and guidance:

**Scottish Planning Policy;**  
**Designing Places**  
**Designing Streets;**  
**PAN 65 Planning and Open Space;**  
**PAN 75 Planning for Transport;**  
**PAN 83 Masterplanning;**  
**PAN 3/2010 Community Engagement;**  
**Aberdeen City and Shire Structure Plan 2009;**  
**Aberdeen Local Development Plan;**  
**ALDP Supplementary Guidance on: Aberdeen Masterplanning Process / River Don Corridor Framework / Affordable Housing / Buffer Strips / Trees and Woodlands / Bats and Development / Developer Contributions.**

In addition to the typical land use allocation characteristics of the site being zoned for development, the OP 135 Persley Den, Woodside site lies in a part of Aberdeen that is subject to major short and long—term development and infrastructure proposals. These have been taken into account in the preparation of the Masterplan. Relevant factors include the AWPR, Haudagain Roundabout, Third Don Crossing, National Cycle Route, Affordable Housing Provision and Aberdeen Lads Club.

The OP 135 site extends to 19.1 ha and comprises:

- Disused playing fields;
- Tree belts;
- Dilapidated sports changing facilities;
- Access tracks;
- National cycle network;
- Adjacent land zoned as Green Belt / Green Space Network.

- Persley Castle (B—Listed former mill accommodation—now care home);
- Woodside House (B—Listed former dwelling house— now care home);
- Woodside Cottage (private dwelling house).

Surrounding the site are areas of interesting and diverse characters. This provides the scope to create a development with its own character at Persley Den.





# Analysis

The OP 135 site can be broken down into three main parts.

## Persley Brae:

The sloping area that falls from the boundary of the railway embankment to the existing access road.

## Central Area:

The dished central green area, currently occupied by disused sports pitches.

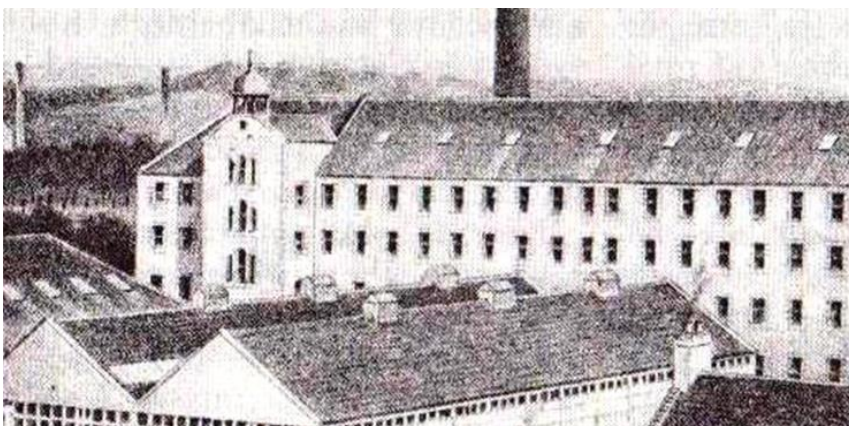
## Riverside:

The uneven wild area to the north west of the site enclosed with mature tree planting.

Analysis of the Persley Den site and surrounding area highlights existing uses that create opportunities for future development which are considered through the Masterplan.

The Masterplan presents opportunities to improve the pedestrian, cycle and vehicular accessibility of the general area and the proposed development. This can be achieved by enhancing pedestrian routes in the area and through the creation of a new signalised junction on Mugiemoss Road.

Detailed analysis of the site's Topography, Woodland, Ecology, Green Space Network, Flooding and Drainage aspects has informed the Masterplan. None of these aspects have highlighted absolute constraints to development. They have been considered as part of the design process as positive aspects that will provide character to the development.



# Design Principles

The design principles proposed through the Masterplan are;

Capture and reinterpret the spatial qualities of Old Aberdeen and Brig O' Balgownie;

Create a village development layout with a clear hierarchy of recognisable spaces, whether streets, parks or courtyards;

Create a development contained by the established topography and landscape elements of tree belts, green open space, steep slopes and the riverside;

Create a development that is complimentary to and inclusive regarding the existing residential cluster at Hutcheon Low;

Deliver consolidated and improved sports facilities at Woodside;

Deliver an improved, safer access onto Mugiemoss Road.

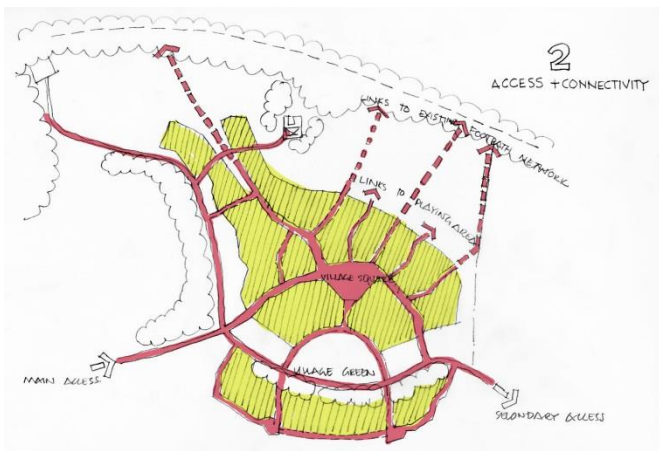




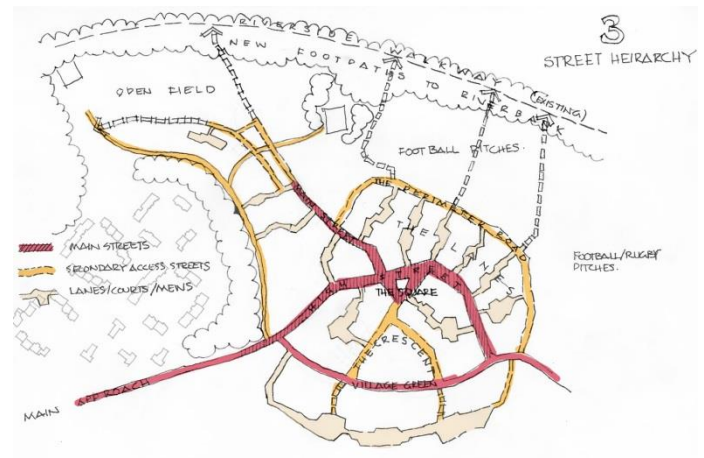
# Concept

The Masterplan concept comprises the following elements:

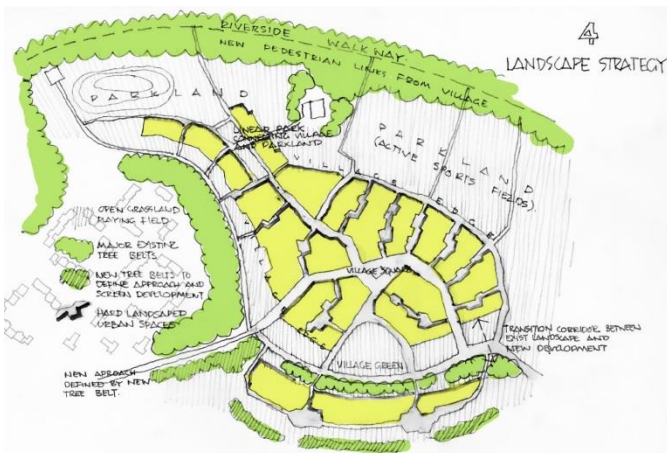
- Access and Connectivity;
- Street Hierarchy;
- Landscape Strategy;
- Development Blocks.



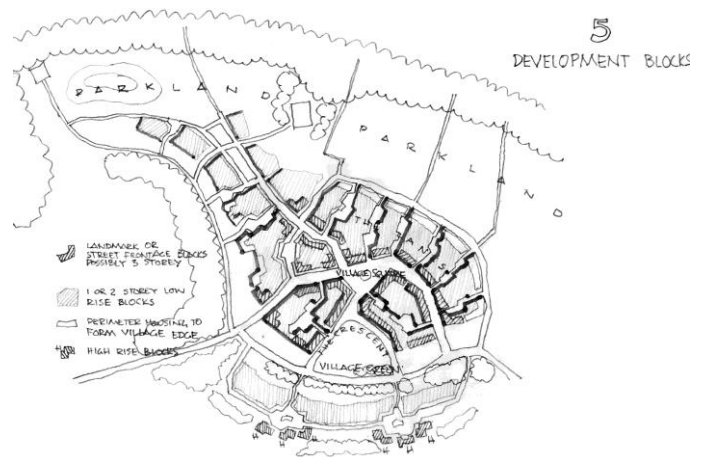
Access and Connectivity



Street Hierarchy



Landscape Strategy



Development Blocks



# The Masterplan

The design process has involved a comprehensive approach to the analysis of the brief and the site. It has concluded in the production of a clear and exciting masterplan solution. The masterplanning process has been iterative and evolved over a number of months with public consultation and workshops with consultees and specialist consultants.

Successful places are sustainable and have distinct identity. Designing Places and Designing Streets policy statements set the context for creating places. Successful places are safe, pleasant, easy to move around and welcoming to visitors. They are sustainable and adaptable to changing circumstances in social, economic and environmental conditions.

(The Aberdeen Masterplanning Process: A Guide for Developers ACC 2012)

The analysis and design process has resulted in a masterplan that could accommodate up to 400 houses within the agreed development area, of which 150 will be

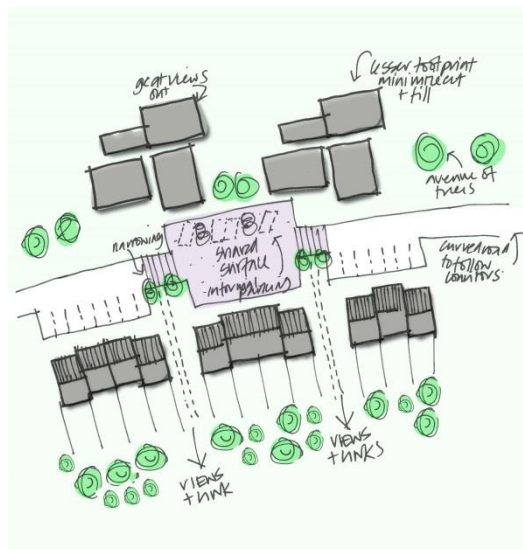
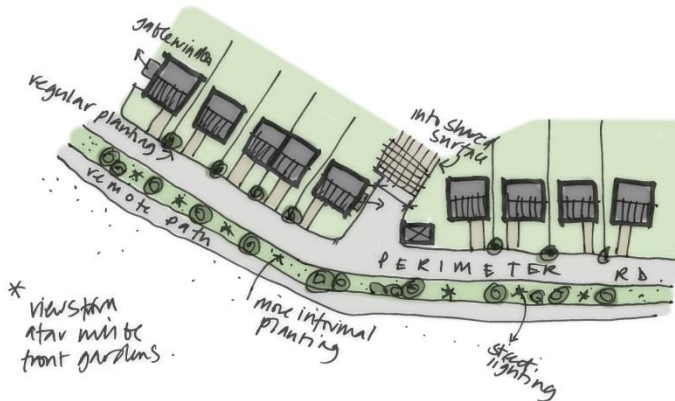
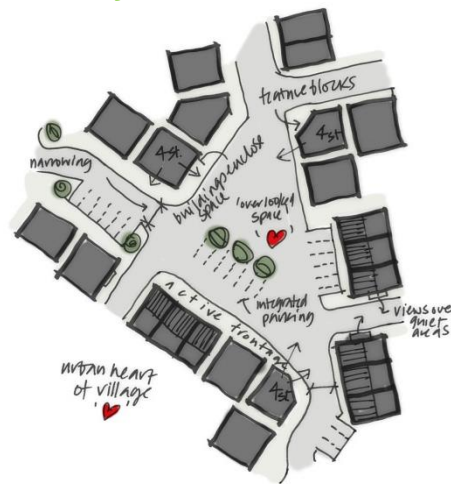


# Character Areas

To create a village development with recognisable special 'character', the village has been broken down into different character areas. These areas will celebrate key townscape features and use their design to create a sense of place and identity.

The character areas are:

- Village Centre;
- The Lanes;
- Parkside;
- Persley Brae

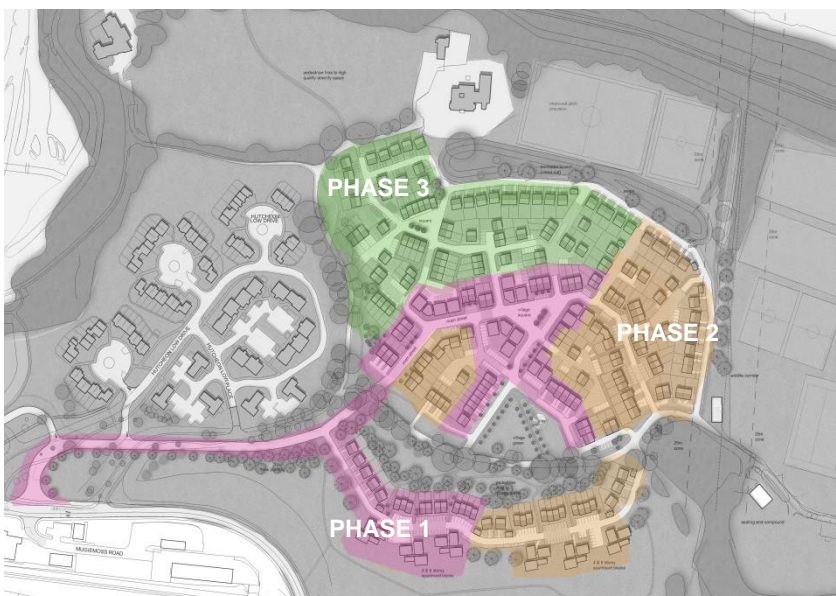




# Phasing and Delivery

The development will be delivered in a phased manner. Development is anticipated to commence in early 2014 and run on until 2018.

A key component of the Persley Den development is the provision of 150 affordable housing units. This represents the highest individual allocation of affordable housing in Aberdeen City



<b>January 2014</b>	Masterplan Adopted as Supplementary Guidance
<b>Spring 2014</b>	Planning Permission in Principle Approved
<b>Autumn 2014</b>	Matters Specified in Conditions Approved
<b>End 2014</b>	Building Warrants and other Statutory Consents Approved
<b>Spring 2015</b>	Commencement of Development
<b>End 2015</b>	Enabling Infrastructure Works (Roads, Drainage, site works)
<b>Throughout 2016</b>	Construction and completion of phase 1 75 units at Persley Brae west; Construction and completion of phase 1 70 units at Village Centre
<b>Throughout 2017</b>	Construction and completion of phase 2 75 units at Persley Brae east; Construction and completion of 70 units at The Lanes
<b>Throughout 2018</b>	Construction and completion of 110 units at The Lanes and Parkside

# Infrastructure and Developer Contributions

In accordance with, and having regard to, extant Scottish Government policy and guidance on planning obligations and developer contributions, the developer will aim to deliver the requirements set out in ALDP Action Programme and the Infrastructure and Developer Contributions Manual.

Considerations for contributions to the wider infrastructure needs as detailed opposite will be included in the context of the community benefits delivered on site which include 150 affordable houses and sports facilities

<b>Strategic Transport Fund</b>	Contributions to the Strategic Transport Fund (STF) will be required as the STF policy applies to this site.
<b>Roads / Access</b>	Road connection from OP135 Woodside development to Mugiemoos Road including rationalisation of existing access points on the north side of Mugiemoos Road. Contribution towards improvements of Mugiemoos Road to Persley Bridge.
<b>Walking / Cycling</b>	Contribution to new pedestrian/cycle bridge across the River Don at Mugiemoos Mills. Connections through site to local walking/ cycling networks, including upgrades to Core Path 7, contribution to walk/cycle route from Aberdeen to Blackburn along A96 with connections into Dyce and retention and upgrade of National Cycle network running through southern section of the site and immediately beyond.
<b>Sustainable Travel</b>	A residential travel plan leaflet will be required as part of the development to highlight options available to residents.
<b>Education</b>	The site is zoned to Woodside Primary School which is forecast to have some spare capacity to accommodate pupils generated up until 2020, however an extension or temporary accommodation may be required. The site is zoned to St Machar Academy, which has some spare capacity to accommodate pupils generated up until 2019, however an extension or temporary accommodation may be required and developer contributions will be sought.
<b>Health</b>	This site will be required to make a proportionate contribution towards the provision of additional health facilities in the area.





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**CITY COUNCIL**

Planning and Sustainable Development  
**Enterprise, Planning and Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)